

APPROVED: Meeting No. 07-96

ATTEST: *Paula Jewell*

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
Meeting No. 04-96

January 29, 1996

The Mayor and Council of Rockville, Maryland, convened in Worksession in the Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland, on January 29, 1996 at 7:35 p.m.

PRESENT

Mayor Rose G. Krasnow

Councilmember Robert E. Dorsey

Councilmember James T. Marrinan
(Absent on Travel)

Councilmember Glennon J. Harrison

Councilmember Robert J. Wright

In attendance: City Manager Rick Kuckkahn, City Clerk Paula Jewell and City Attorney Paul Glasgow.

Re: Worksession with Rockville
Housing Authority (RHA) -
Relationship between City and
Rockville Housing Authority

The Mayor and Council met with RHA Chairperson Ardell Hilliard and Board members Willie Coleman, Helen Hillstrom, and Regina McAndrew (Vice Chair). Also in attendance was Edward Duffy, Assistant Chief of Economic Development.

Ms. Hilliard discussed projects regarding public housing and housing authority residents and changes in Federal law that will effect public housing as it is traditionally known. Ms. Hillard brought forth the point that if any Federal funding came

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through for housing needs, the allocation would not be handled separately; it would be handled as a pot of money and lumped together with other regular programs. Mr. Duffy noted that Secretary of Housing Henry Cisneros has a philosophy that most public housing subsidies should be grouped as a block grant leaving little or funds for housing needs. Ms. Hilliard asked the Mayor and Council how they can help support the RHA; for example -- by providing in-kind services. The RHA also asked what the Mayor and Council saw for the future of RHA. Mayor Krasnow said that it would be difficult for the City to pick up the Federal cut-backs that the Housing Authority may be subject to. She also expressed concern about the Lincoln Terrace and David Scull Courts and she said that some residents had been there for many years when the goal was to get them moved into substantial housing.

Councilmember Harrison said it would help the Mayor and Council to understand public housing in relation to what would happen when the budget cuts made. He noted that 15-25 percent cuts were expected this year in housing funds, and he asked if RHA could look at different scenarios and develop possible recommendations.

Mayor Krasnow asked RHA to explain their budget. Gwen Tolbert, RHA's Executive Director, noted that \$39,000.00 was currently in reserves as of the Fiscal Year ending September 30, 1995. She pointed out that a boiler needed repairing and said that there were many repairs throughout the Authority's scattered sites which were also needed. Ms. Tolbert noted that the RHA was working on different ideas for bringing in

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additional income. She pointed out that rents and the HUD subsidy were the only income that RHA received.

In response to a question from Councilmember Dorsey, Ms. McAndrew said that the RHA has in the past, articulated exactly what they would like the City to do, however, they had yet to receive any assistance. For example RHA requested assistance in paying the Executive Director's moving/relocation expenses. In addition, a request was made for the City's help with snow removal throughout the Housing Authority.

Ms. McAndrew questioned what was the City of Rockville willing to provide and she asked how would the City react if the RHA choose to close or dispose of all its units.

Mr. Kuckkahn pointed out that staff had looked at the intent of the Housing Authority legislation and, legally, the City was not in a position to address subsidizing cash or certain in-kind services. Ms. Hillstrom suggested that the Authority might have to look toward private and public funding. She said that 60 percent of the funds that passed through the RHA are from HUD. She also noted that many maintenance needs of the buildings would run into hundreds of thousands of dollars.

Councilmember Harrison said the Mayor and the RHA may have to rethink the entire mission, and the level of providing housing may need to change. Ms. Hilliard questioned whether the Mayor and Council would consider a bridge loan program similar to the REACH Program which could be used as a public/private initiative. Mr. Duffy responded that the only bridge loan the City had ever approved was for the Habit For

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Humanity Program. Mayor Krasnow said that the Mayor and Council would be willing to help locate sources for a bridge loan by looking to business for help -- for example the "Homes For the Nineties" program. Ms. Hilliard suggested that Ms. Tolbert review the HOC original contract to see what was stipulated about housing operated in the City. She noted that HOC did not pay administration fees to RHA for the units they operated outside the City. Mayor Krasnow said a lack of information was evident on both the RHA and the Mayor and Council's part. The Mayor also stressed the need for RHA to present a more efficient and organized budget.

The Mayor and Council agreed that they generally support the aim of affordable housing; however, the City can not financially support the RHA and make up every dollar lost through Federal cutbacks. Councilmember Harrison suggested that RHA call housing authorities in other cities for ideas on how they are planning to handle the Federal cutbacks. It was agreed that there would be a better exchange of information and that a clearly defined RHA Budget should be presented to the Mayor and Council at a second Worksession. Staff was asked to think about more creative ways for the RHA to operate, possibly in a different direction. A second Worksession should be scheduled in approximately six weeks.

The Worksession with the Rockville Housing Authority adjourned at 8:35 p.m. The Rockville Housing Authority invited the Mayor and Council to hold their next Worksession at the Housing Authority office.

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Re: Worksession with Planning
Commission

The Mayor and Council met with Chairman Charles Haughey and Planning Commission members Dennis Kelly, Jane Fry Emond, Annie Song, Jerome Loux, Susan Hoffman, and Ray Whalen. Also in attendance were Lisa Rother, Chief of the Planning Division, and Neal Herst, Director of Community Development. Ms. Rother introduced Karl DuPuy and Elliott Rhodeside, two consultants, who gave a presentation on traditional neighborhood design concept principals and theories of land use planning for traditional neighborhood design in relation to the King Farm property. The consultants showed a twenty minutes slide presentation about Urban Design and Planning Principals to make "good living" communities. They pointed out seventeen principles used by developers. Many of those principles are those which had been followed in developing the City. The consultants had performed a brief evaluation of the King Farm concept plan as it related to achieving or not achieving the principals.

These principals were:

1. Seize the opportunity
2. Integrate existing natural and cultural resources
3. Develop a community for all ages and income groups
4. Concentrate development activity at future transit stations
5. Work close to home
6. Make a village center

7. Bring back the corner store
8. Locate civic buildings close to home on safe, walkable streets
9. Provide many different ways to get around
10. Make connections outside and inside
11. Use grid streets
12. Create walkable, well-designed streets
13. Shrink parking lots
14. Provide diverse open spaces
15. Define public spaces with buildings
16. Plant trees at curbside
17. Make good blocks and lots

The Mayor and Council and the Planning Commission asked questions regarding transit and transitways, the issue of crossing Route 355 (as King Farm resident pedestrians would have to do in order to get to Shady Grove Metro Station), topography in relation to building heights in order to maintain decent skylines, and smaller size of lots for single family homes.

Re: Adjournment

There being no further business to come before the Mayor and Council, the Worksession was adjourned at 10:15 p.m.